162.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,112,200 / 1,112,200
					USE VALUE:	1,112,200 / 1,112,200
					ASSESSED:	1,112,200 / 1,112,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITROPOULOS WILLIAM/TRUSTEE	
Owner 2:	MITROPOULOS NOMINEE TRUST	
Owner 3:		
Street 1:	43 LINDEN STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MITROPOULOS WILLIAM -
Owner 2:	-
Street 1:	43 LINDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,342 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 2952 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14342.000	511,900	5,100	595,200	1,112,200
Total Card	0.329	511,900	5,100	595,200	1,112,200
Total Parcel	0.329	511,900	5,100	595,200	1,112,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.83 | /Parcel: 376.8

Legal Description

User Acct 108243

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	512,000	5100	14,342.	595,200	1,112,300	1,112,300	Year End Roll	12/18/2019
2019	104	FV	393,500	5100	14,342.	595,200	993,800	993,800	Year End Roll	1/3/2019
2018	104	FV	393,500	5100	14,342.	527,200	925,800	925,800	Year End Roll	12/20/2017
2017	104	FV	368,500	5100	14,342.	442,100	815,700	815,700	Year End Roll	1/3/2017
2016	104	FV	368,500	5100	14,342.	442,100	815,700	815,700	Year End	1/4/2016
2015	104	FV	327,400	5100	14,342.	382,600	715,100	715,100	Year End Roll	12/11/2014
2014	104	FV	327,400	5100	14,342.	369,900	702,400	702,400	Year End Roll	12/16/2013
2013	104	FV	341,000	5100	14,342.	352,000	698,100	698,100		12/13/2012

!12670!

PRINT

Date	Time
12/11/20	02:44:23

LAST REV

Date	Time
10/15/18	10:29:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITROPOULOS WIL	60078-503		9/24/2012	Convenience	1	No	No		
MITROPOULOS WIL	59917-403		9/4/2012	Convenience	1	No	No		
MITROPOULOS WIL	57297-373		8/15/2011	Convenience	1	No	No		
PALLA NICHOLAS	52307-176		2/26/2009		630,000	No	No		
PALLA NICHOLAS	33339-152		7/30/2001	Family	99	No	No		
	9284-264		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	1225	Re-Roof	10,500	C				
1/15/2010	30	Porch	14,000					REBUILD FRONT ENTR

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/24/2008	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14342		Sq. Ft.	Site		0	70.	0.59	8									595,186						595,200	

Total AC/HA:	0.32925	Total SF/SM:	14342	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	595,186	Spl Credit		Total:	595,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00575125
Const Adj.:	0.98990101
Adj $ / SQ:	169.251
Other Features:	101500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741933
Depreciation:	229999
Depreciated Total:	511934

COMMENTS

SUBDIVIDED 2/11/2009, 1767 SFT TO 162--2--26(37 LINDEN ST).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	7	3	
Totals			
2	15	7	

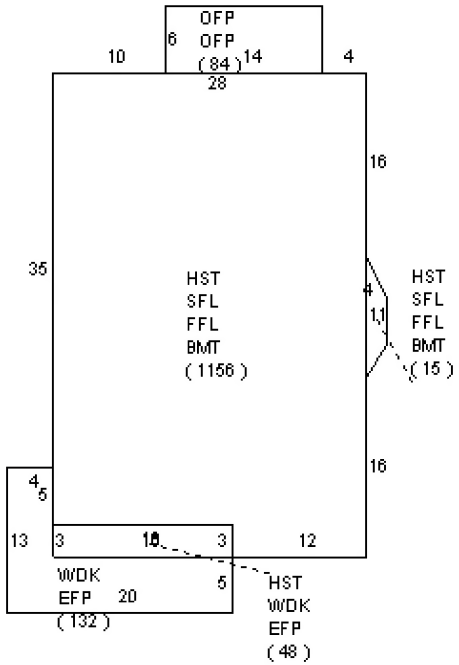
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.18
Special Features:	0	Val/Su Net:	110.06
Final Total:	511900	Val/Su SzAd	173.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,171	50.780	59,458
FFL	First Floor	1,171	169.250	198,193
SFL	Second Floor	1,171	169.250	198,193
HST	Half Story	610	169.250	103,158
EFP	Enclos Porch	180	41.920	7,546
WDK	Deck	180	11.440	2,059
OFP	Open Porch	168	26.060	4,377
	Net Sketched Area:	4,651	Total:	572,984
Size Ad	2951.5	Gross Are	5260	FinArea 2952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100